

Westfield-Washington Advisory Plan Commission held a meeting on Monday, October 17, 2011 scheduled for 7:00 PM at the Westfield City Hall.

**Opening of Meeting: 7:00 PM**

**Roll Call:** Note Presence of a Quorum

**Commission Members Present:** Robert Smith, Cindy Spoljaric, Dan Degnan, Steve Hoover, Robert Horkay, Robert Spraetz, and Danielle Tolan.

**City Staff Present:** Matt Skelton, Director; Kevin Todd, Senior Planner; Andrew Murray, Planner; and Brian Zaiger, City Attorney

**Approval of the Minutes:**

Motion to approve the September 6, 2011 minutes as presented.

Motion: Spoljaric; Second: Spraetz; Vote: Passed by Voice Vote

Todd reviewed the Advisory Plan Commission Rules of Procedure.

**ITEMS OF BUSINESS**

Case No.	1111-PUD-05
Petitioner	Mainstreet Property Group, LLC
Description	<b>Mainstreet at Grand Park PUD</b> 700 feet west of the Intersection of Tomlinson Road and Blackburn Road Petitioner requests a change in zoning from the OI-PD District to Mainstreet at Grand Park PUD District on approximately 7 acres.

Murray introduced the rezone petition stating that the petition will default to the City's current Zoning Ordinance while seeking modifications to permitted uses, front yard setback, building materials and buffer yard planting requirements. He added that this petition was introduced to the Council on October 10, 2011 and is scheduled for a public hearing tonight.

Mr. Ed Grogg, President, Mainstreet Property Group, gave history of Mainstreet and described the project, which is a skilled nursing facility with the intent of creating a sense of community with social amenities and social destinations.

Hoover asked about expected employment for the facility.

Grogg responded that they are expecting to create 375 construction jobs and 140-150 permanent jobs at the facility.

Spoljaric asked if an assisted living facility is the only permitted use on this General Business rezone.

Skelton responded yes, this is the only use permitted.

1 Spoljaric commented regarding landscaping that tree conservation easement does not detail a tree  
2 inventory.

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4 Skelton responded that the concept was to create an easement and include detail in the actual  
5 easement document itself.

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7 A Public Hearing opened at 7:18 p.m.

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9 No one spoke and the Public Hearing closed at 7:19 p.m.

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12 Case No. 1110-ZOA-04  
13 Petitioner City of Westfield  
14 Description **Sign Ordinance Amendment**  
15 Petitioner is requesting amendments to sections WC 16.08.010 (Sign Standards) and WC  
16 16.04.210 (Definitions) of the Westfield-Washington Township Zoning Ordinance.  
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18 Todd introduced the amendment, highlighting the proposed changes to the Sign Standards, which  
19 include: an amendment for allowance of wall signs in commercial centers, an amendment to  
20 allow on-site directional signs for businesses, standards clarified to allow entrance signs for  
21 multi-family developments, the addition of new temporary real estate signage, a new exemption  
22 for small signs, and some modifications and additions to relevant definitions in the Definition  
23 section of the Zoning Ordinance. He added that this petition was introduced to the Council at the  
24 September 26, 2011 meeting and will follow the normal review and approval process, including a  
25 public hearing this evening.

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27 A Public Hearing opened at 7:24 p.m.

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29 No one spoke and the Public Hearing closed at 7:25 p.m.

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31 Hoover stated that the primary item reviewed was the wall signage for centers, since most of the PUD's  
32 approved over the past few years have included similar standards as those being proposed in this  
33 amendment.

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35 Skelton introduced Ryan Clark and Sarah Reed as the newest Community Development staff members.

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37 **ADJOURNMENT** (7:30 p.m.)  
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42 President, Robert Smith, Esq.

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45 Vice President, Cindy Spoljaric

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Secretary, Matthew S. Skelton, Esq.